048.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,300 / 834,300
					USE VALUE:	834,300 / 834,300
					ASSESSED:	834,300 / 834,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOODWIN WILLIAM & MAURA -
Owner 2:	-
Street 1:	8 HANDY LN
Twn/City:	FALMOUTH
St/Prov:	MA Cntry:
Postal:	02540

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Stucco Exterior and 1712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7830.000	306,700	3,700	523,900	834,300
Total Card	0.180	306,700	3,700	523,900	834,300
Total Parcel	0.180	306,700	3,700	523,900	834,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.32 | /Parcel: 487.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34046

GIS Ref

GIS Ref

Insp Date 11/10/18

!4063!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,700	3700	7,830.	523,900	834,300		Year end	12/23/2021
2021	101	FV	297,400	3700	7,830.	523,900	825,000		Year End Roll	12/10/2020
2020	101	FV	297,300	3700	7,830.	523,900	824,900	824,900	Year End Roll	12/18/2019
2019	101	FV	236,100	3700	7,830.	556,700	796,500	796,500	Year End Roll	1/3/2019
2018	101	FV	236,100	3700	7,830.	406,000	645,800	645,800	Year End Roll	12/20/2017
2017	101	FV	236,100	3700	7,830.	353,600	593,400	593,400	Year End Roll	1/3/2017
2016	101	FV	236,100	3700	7,830.	301,300	541,100	541,100	Year End	1/4/2016
2015	101	FV	230,400	3700	7,830.	294,700	528,800	528,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:59:35

LAST REV

Date	Time
11/10/21	10:19:21
mmcmakin	

USER DEFINED

Prior Id # 1:	34046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4063

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODWIN WILLIAM	1579-42	1	9/16/2021		1,075,000	No	No		
LEVERONE FRANK	1576-66	1	7/19/2021		940,000	No	No		
MCCANCE CATHERI	1099-124		8/14/1992		176,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2000	117	Wood Dec	4,000					DECK
2/4/1997	54	Manual	5,125					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
10/12/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/3/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7830		Sq. Ft.	Site		0	80.	0.84	1									523,921						523,900	

Total AC/HA:	0.17975	Total SF/SM:	7830	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 523,921	Spl Credit	Total: 523,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26331782
Const Adj.:	1.00989902
Adj $ / SQ:	165.857
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416686
Depreciation:	110005
Depreciated Total:	306681

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

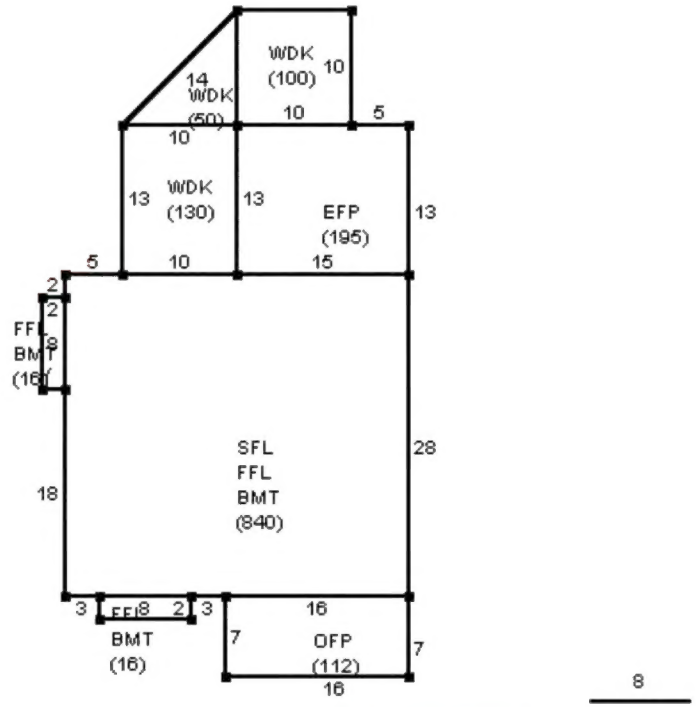
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.86
Special Features:	0	Val/Su Net:	96.72
Final Total:	306700	Val/Su SzAd	179.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	49.760	43,388
FFL	First Floor	872	165.860	144,627
SFL	Second Floor	840	165.860	139,320
WDK	Deck	280	9.670	2,707
EFP	Enclos Porch	195	41.590	8,111
OFP	Open Porch	112	31.540	3,533

Net Sketched Area:	3,171			Total:	341,686
Size Ad	1712	Gross Area	3171	FinArea	1712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

048.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	AV	1930	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700

IMAGE

AssessPro Patriot Properties, Inc